HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2013

New Home Market

New construction turns the corner

Total new construction in the Greater Toronto Area (GTA) has begun turning the corner, coming in somewhat higher in the second quarter of this year from the first after decreasing since the fall of 2012. After seasonal adjustment, GTA starts in the second quarter of 2013 were tracking at a rate similar to household formation. Before seasonal adjustment, starts were down about a third from a year ago.

At the sub-market level, the pattern was similar. Starts in all regions were down substantially from a year ago, while picking up from the first quarter in all regions but Halton. This quarter new construction in Peel and York

Figure 1

Source: CMHC

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Regions made up over 40 per cent of the total GTA starts after having been close to a third for most of the past year. The strength in these regions reflects the shift to low-rise starts during the quarter.

Starts of all low-rise dwelling types were up in the second quarter. Although singles continued to account for the majority of low-rise starts, the pick-up in semi-detached and row home starts was much more robust. Almost all apartment starts are condominiums and this category declined slightly from the previous quarter. However, the total number of apartment starts increased slightly from the previous quarter as some new rental units got underway. The number of condominium apartments sold during the strong sales period in 2011 which have not yet been started is gradually diminishing but still remains high. However, because the pace of sales of new condominium apartments has slowed, the period from project launch to start of construction has lengthened. This was a factor limiting the number of condominium apartment starts during the second quarter.

The other factor limiting condominium apartment starts is the relatively high number currently under construction. During the second quarter, condominium apartment completions reached a near record 5,961 units, allowing the number under construction to fall. However, the large number of units currently in the construction phase continues to tie up resources in the GTA, limiting the potential number of starts.

Resale Market

Sales recovery progresses

After seasonal adjustment, MLS® sales moved up another notch in the second quarter. The gains came mainly in the higher price ranges, with of sales of homes priced under $400k falling to 40 per cent of total sales by June from about 47 per cent in January. Although mid-priced homes gained in popularity, the strongest increase in share in total sales occurred among homes priced $800 thousand or more. This share jumped from nine per cent to 13 per cent between January and May, before falling back to 12.1 per cent in June. The shift to higher-priced homes implies that the relatively small number of first-time buyers compared to repeat buyers continued into the second quarter. Although employment among 25-44 year-olds increased significantly, recovery from the drop in 2008 remained incomplete which limited willingness to make the commitment to homeownership.

With repeat buyers remaining the dominant group in the market, new listings moved up along with sales. After having declined in late 2012, the average price began increasing in the first quarter, giving homeowners some incentive to list. With both sales and listings moving up at a similar pace, market conditions remained balanced, with the overall sales to new listings ratio in the second quarter remaining virtually unchanged from 54 per cent in the first quarter. A few areas, particularly Ajax Pickering, remained tighter than the overall market.

Sales of single-detached homes were particularly strong in the second quarter, rising more than 10 per cent from the previous quarter in the GTA following seasonal adjustment. However, growth in average price slowed to just under one per cent following relatively strong growth in the first quarter. Condominium apartment sales also picked up in the second quarter, as did average price growth for this dwelling type. Despite a small increase in seasonally adjusted listings from the previous quarter, the market tightened a little but remained well within balance market territory.

Figure 2

Source: CMHA, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and multiplied by 12 to show an annual rate.
MLS® is a registered trademark of CREA

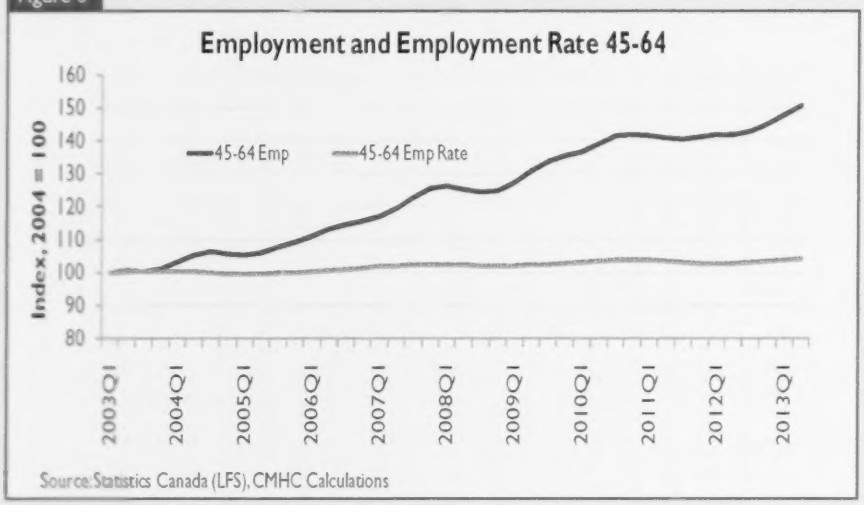
Employment, the employment rate and home buying

Recently, most demand for homes has come from repeat buyers. Looking at employment for the 45-64 age group, we can see why. Employment for this group has grown steadily over the past decade with only a pause for the 2008 recession.

This growth does not mean that more people in this age group were getting jobs. The employment rate is the proportion of the population which is employed. For this age group, it remained relatively constant throughout this period. Baby boomers steadily turned 45 throughout this period and, even though most stayed in the same job, they increased both employment and population in the 45-64 year old age group on their birthday. Typically, individuals' incomes are highest when they reach this age and the data show their employment was secure. It also appears they have been willing to spend some of their higher incomes on housing.

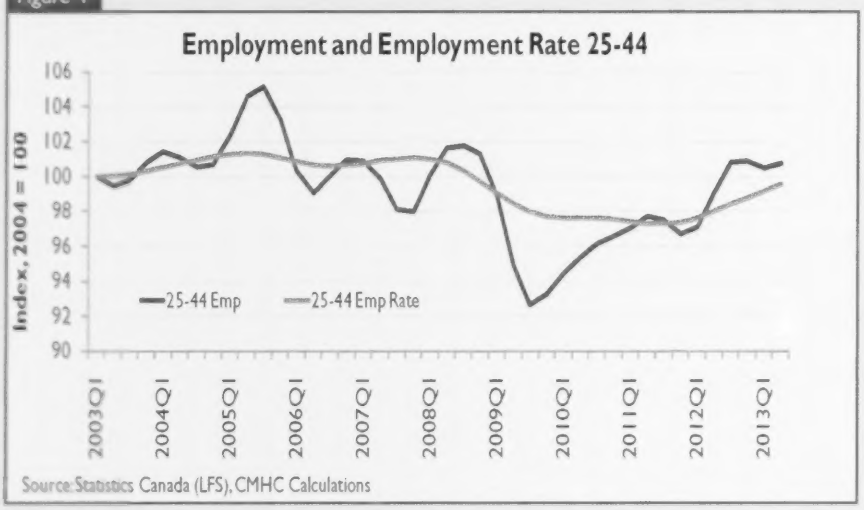
The experience of the 25 to 44 year-old age was quite different. Employment has been up and down, and the group was particularly hard hit by the recession. Although employment has recovered to its 2008 level, the employment rate shows that this doesn't tell the whole story. If the rate was back to its pre-recession level, employment would have grown. Typically, first-time buyers are drawn from this age group and their employment experience is making some hesitate about becoming homeowners.

Figure 3

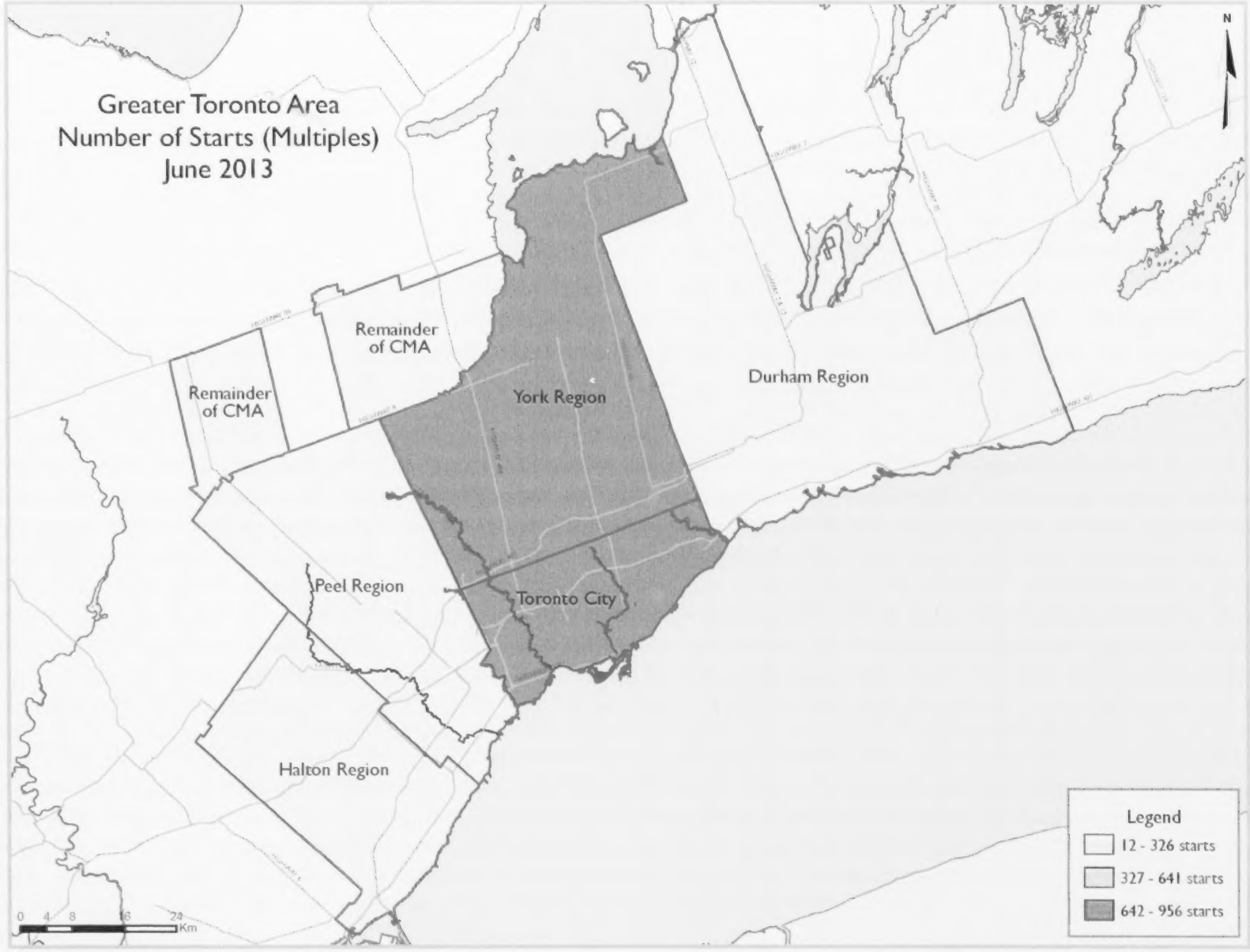


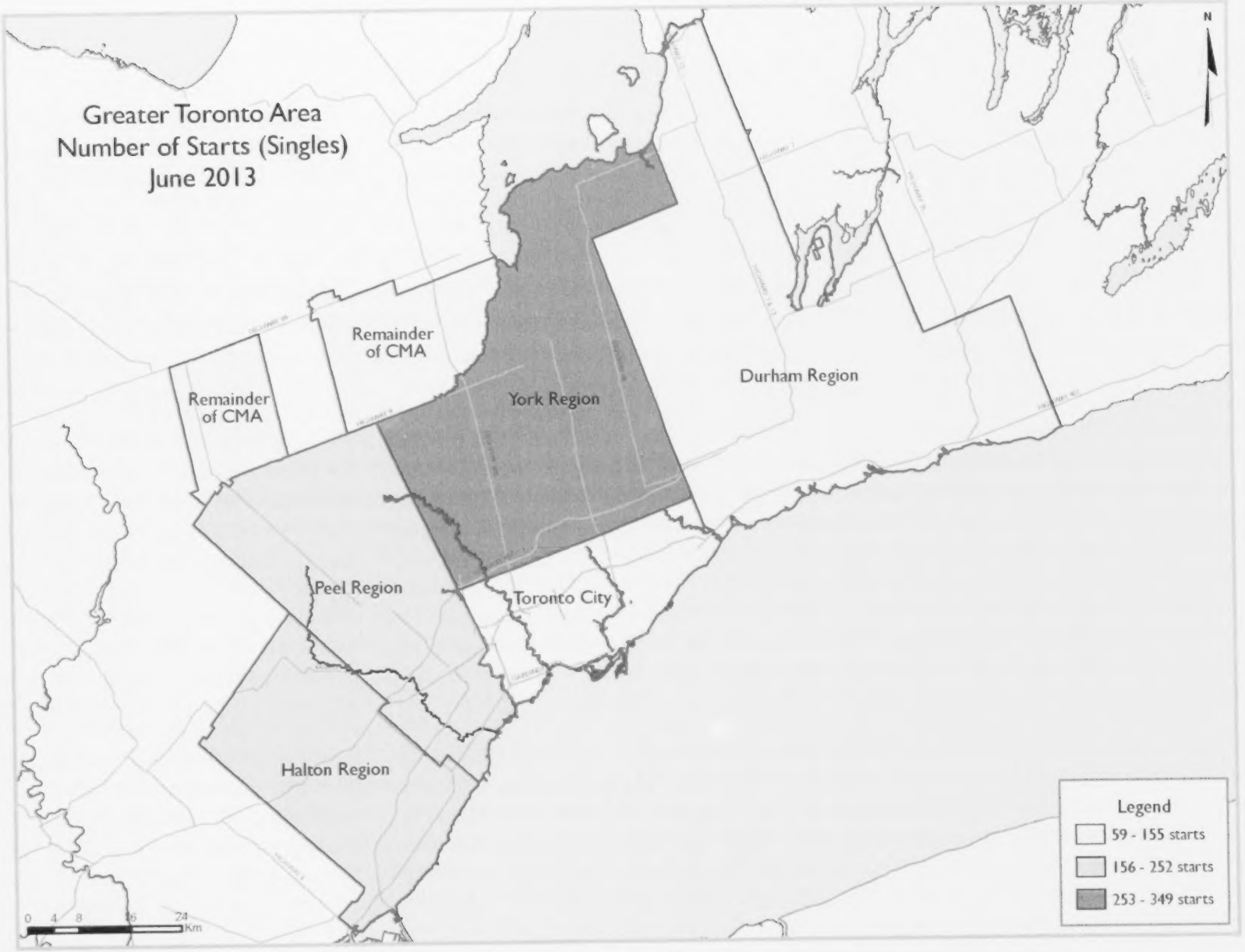
Source: Statistics Canada (LFS), CMHC Calculations

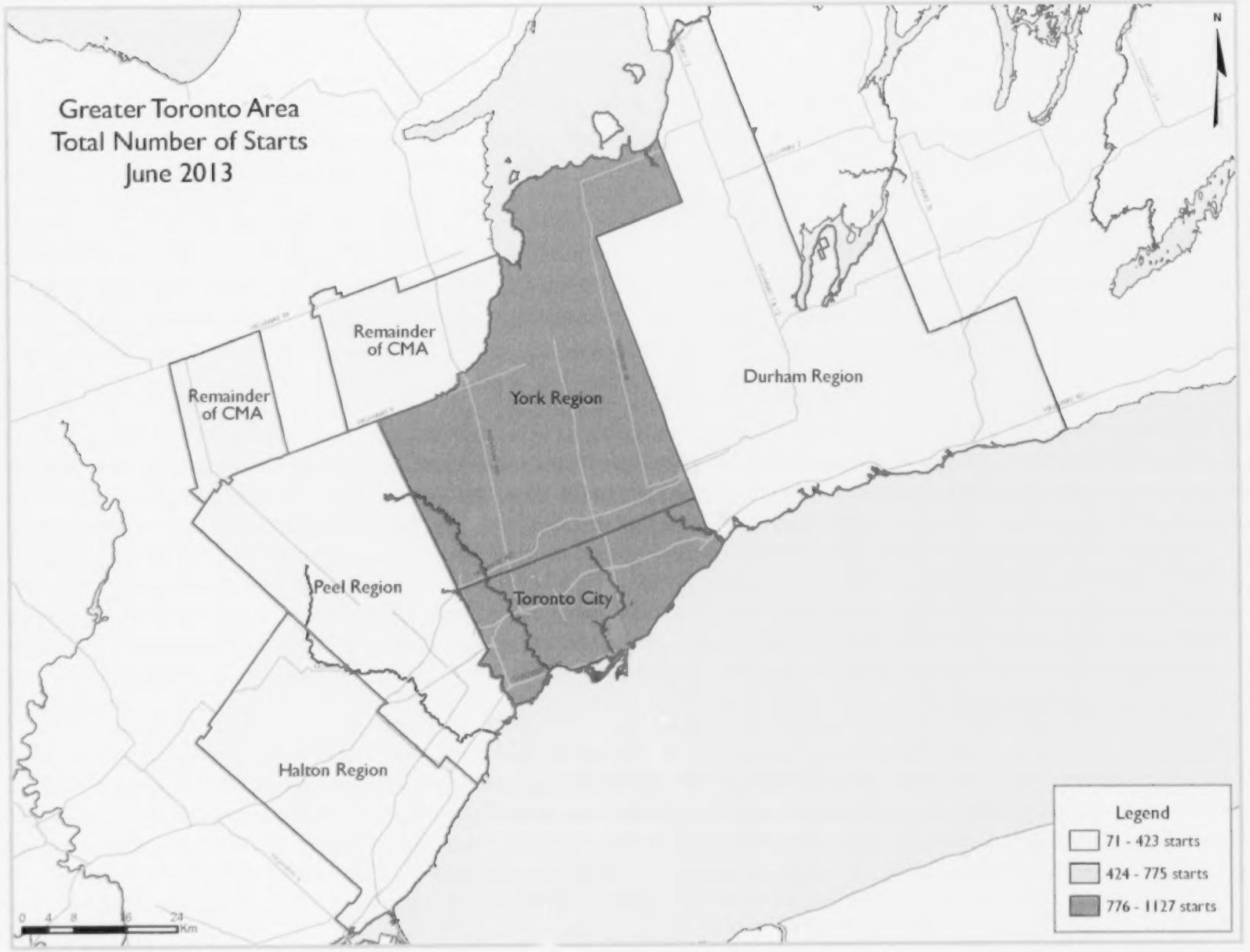
Figure 4



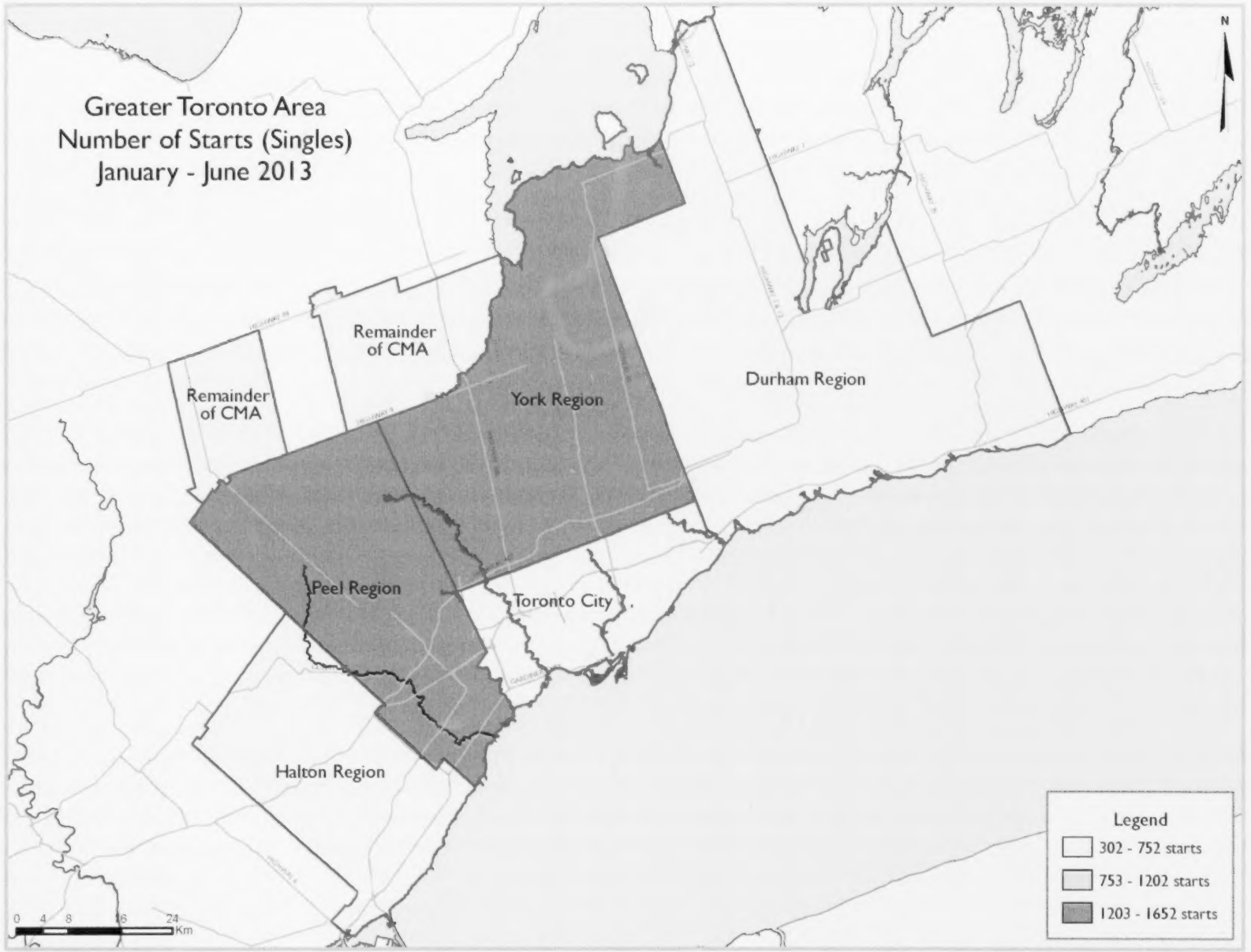
Source: Statistics Canada (LFS), CMHC Calculations

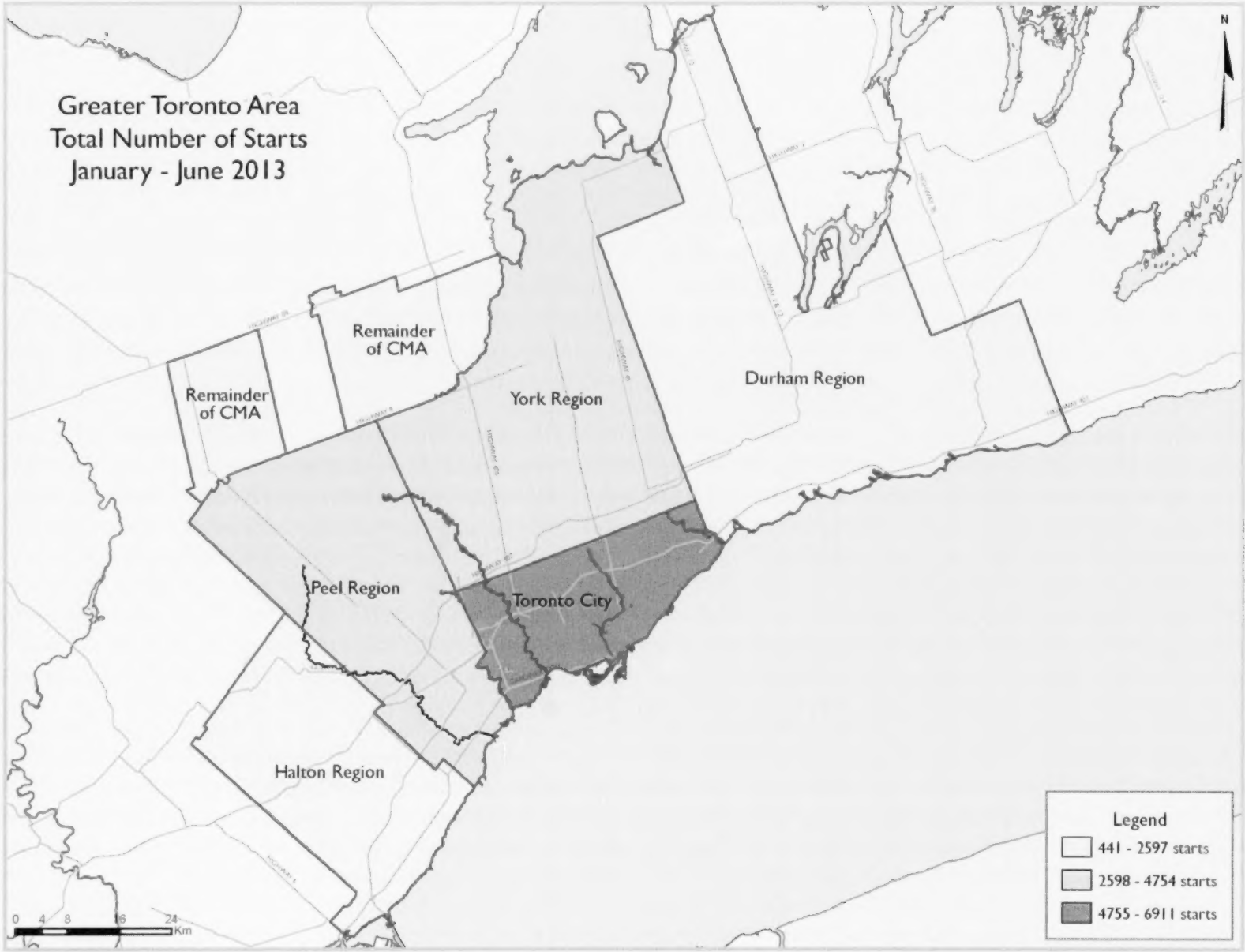

Greater Toronto Area
Number of Starts (Multiples)
June 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
12 - 326 starts
327 - 641 starts
642 - 956 starts
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
June 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
59 - 155 starts
156 - 252 starts
253 - 349 starts
0 4 8 16 24
Km

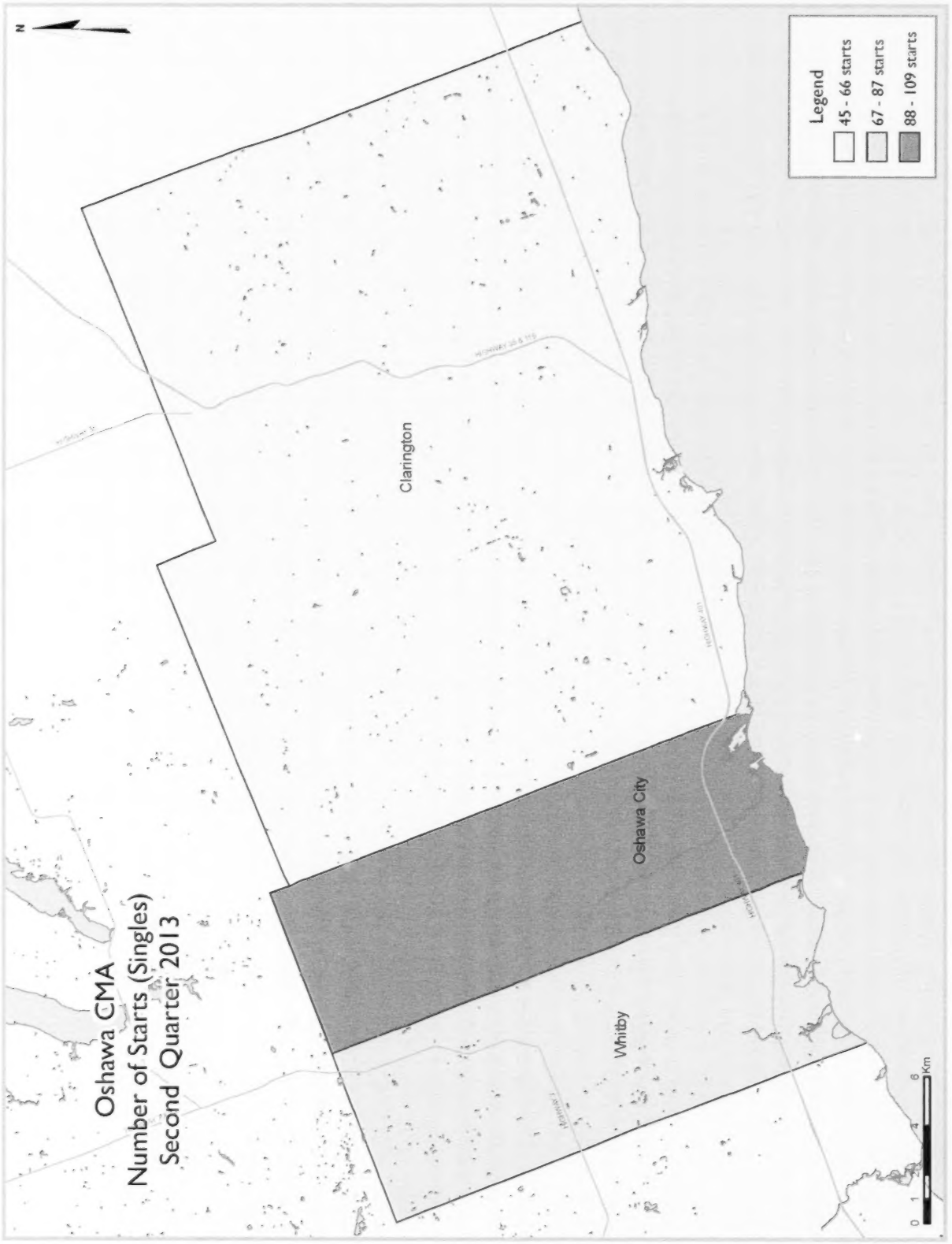

Greater Toronto Area
Total Number of Starts
June 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
71 - 423 starts
424 - 775 starts
776 - 1127 starts
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Multiples)
January - June 2013
Legend
139 - 2227 starts
2228 - 4315 starts
4316 - 6404 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

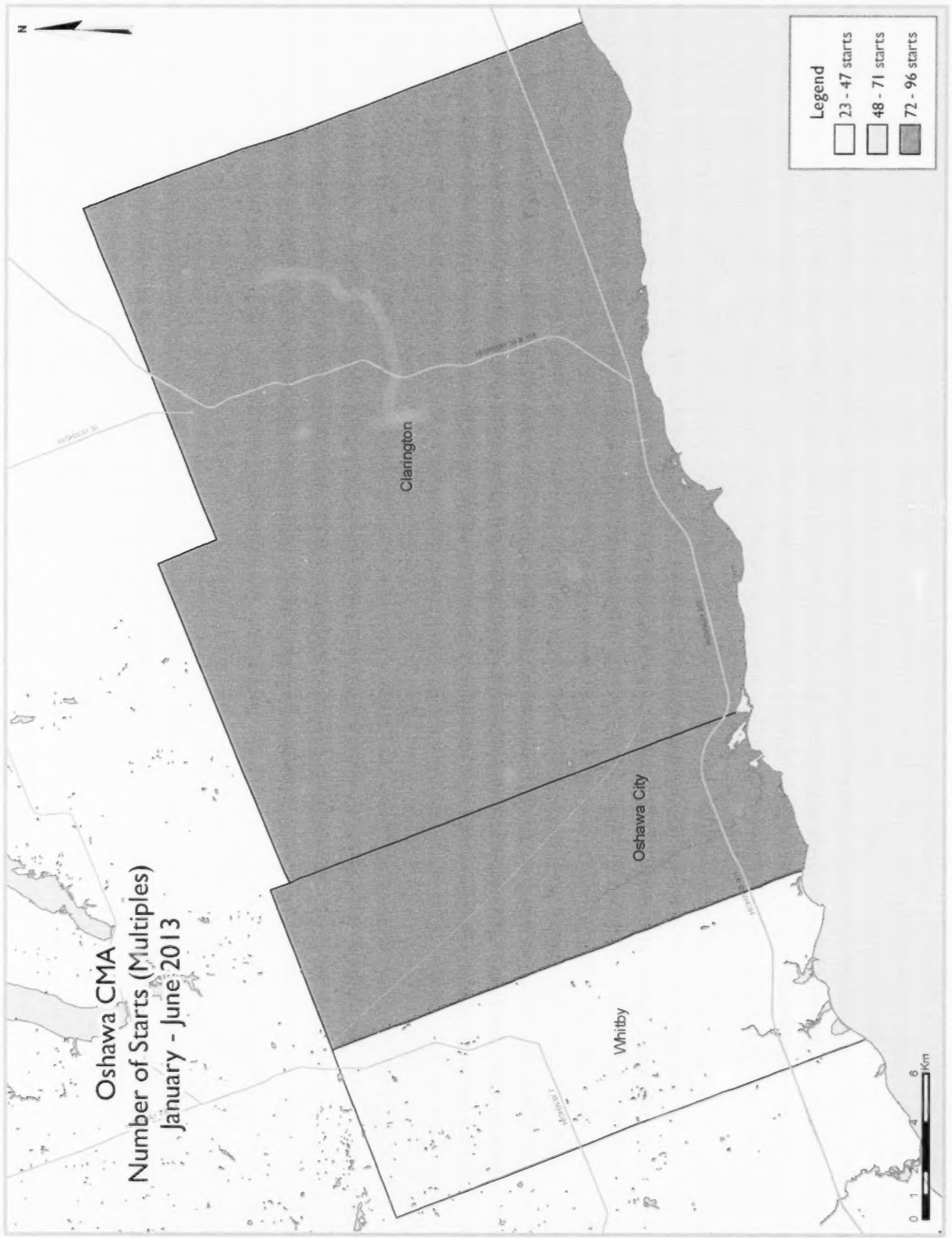

Greater Toronto Area
Number of Starts (Singles)
January - June 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
302 - 752 starts
753 - 1202 starts
1203 - 1652 starts


Greater Toronto Area
Total Number of Starts
January - June 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
441 - 2597 starts
2598 - 4754 starts
4755 - 6911 starts

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2013
N
Legend
12 - 19 starts
20 - 26 starts
27 - 33 starts
Clarington
Oshawa City
Whitby
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2013
Legend
45 - 66 starts
67 - 87 starts
88 - 109 starts
N
Clarington
Oshawa City
Whitby
0
4
8
Km

Oshawa CMA
Total Number of Starts
Second Quarter 2013
Legend
78 - 92 starts
93 - 106 starts
107 - 121 starts
N
Clarington
Oshawa City
Whitby
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2013
Legend
23 - 47 starts
48 - 71 starts
72 - 96 starts
Clarington
Oshawa City
Whitby
N
0
4
8
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2013
N
Clarington
Whitby
Oshawa City
Legend
101 - 141 starts
142 - 181 starts
182 - 222 starts
0 1 4 6
Km

Oshawa CMA
Total Number of Starts
January - June 2013
N
Clarington
Whitby
Oshawa City
Legend
124 - 188 starts
189 - 253 starts
254 - 318 starts
0 1 4 6
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwlliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	951	202	291	4	25	1,496	0	0	2,969
June 2012	957	103	330	3	96	1,837	0	250	3,576
% Change	-0.6	96.1	-11.8	33.3	-74.0	-18.6	n/a	-100.0	-17.0
Year-to-date 2013	4,547	1,030	1,620	14	212	7,616	0	238	15,277
Year-to-date 2012	4,676	1,051	2,499	10	489	13,368	22	1,303	23,418
% Change	-2.8	-2.0	-35.2	40.0	-56.6	-43.0	-100.0	-81.7	-34.8
UNDER CONSTRUCTION									
June 2013	8,261	1,982	3,774	26	874	49,164	8	2,159	66,249
June 2012	7,897	1,723	3,676	25	1,101	42,379	30	2,990	59,821
% Change	4.6	15.0	2.7	4.0	-20.6	16.0	-73.3	-27.8	10.7
COMPLETIONS									
June 2013	822	196	282	3	2	700	0	0	2,005
June 2012	1,023	210	279	3	150	586	0	87	2,338
% Change	-19.6	-6.7	1.1	0.0	-98.7	19.5	n/a	-100.0	-14.2
Year-to-date 2013	4,728	1,041	1,708	25	369	9,000	14	1,386	18,271
Year-to-date 2012	5,593	1,012	1,607	10	461	5,874	8	1,885	16,450
% Change	-15.5	2.9	6.3	150.0	-20.0	53.2	75.0	-26.5	11.1
COMPLETED & NOT ABSORBED									
June 2013	154	51	93	0	6	1,044	n/a	n/a	1,348
June 2012	136	8	38	0	7	794	n/a	n/a	983
% Change	13.2	**	144.7	n/a	-14.3	31.5	n/a	n/a	37.1
ABSORBED									
June 2013	834	164	289	3	4	788	n/a	n/a	2,082
June 2012	998	208	278	3	150	614	n/a	n/a	2,251
% Change	-16.4	-21.2	4.0	0.0	-97.3	28.3	n/a	n/a	-7.5
Year-to-date 2013	4,713	1,008	1,686	24	374	8,865	n/a	n/a	16,670
Year-to-date 2012	5,551	1,023	1,630	10	456	5,928	n/a	n/a	14,598
% Change	-15.1	-1.5	3.4	140.0	-18.0	49.5	n/a	n/a	14.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	74	0	6	0	0	0	0	2	82
June 2012	126	0	0	0	31	0	0	0	157
% Change	-41.3	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-47.8
Year-to-date 2013	429	48	47	0	21	0	29	50	624
Year-to-date 2012	593	6	64	0	86	154	0	139	1,042
% Change	-27.7	**	-26.6	n/a	-75.6	-100.0	n/a	-64.0	-40.1
UNDER CONSTRUCTION									
June 2013	609	68	83	0	70	160	33	198	1,221
June 2012	799	6	122	0	146	190	0	175	1,438
% Change	-23.8	**	-32.0	n/a	-52.1	-15.8	n/a	13.1	-15.1
COMPLETIONS									
June 2013	84	2	0	0	15	0	6	9	116
June 2012	134	0	12	0	8	0	0	12	166
% Change	-37.3	n/a	-100.0	n/a	87.5	n/a	n/a	-25.0	-30.1
Year-to-date 2013	460	22	54	0	108	30	7	9	690
Year-to-date 2012	586	0	145	0	48	0	48	14	841
% Change	-21.5	n/a	-62.8	n/a	125.0	n/a	-85.4	-35.7	-18.0
COMPLETED & NOT ABSORBED									
June 2013	6	0	0	0	0	9	n/a	n/a	15
June 2012	8	0	2	0	3	9	n/a	n/a	22
% Change	-25.0	n/a	-100.0	n/a	-100.0	0.0	n/a	n/a	-31.8
ABSORBED									
June 2013	87	2	1	0	15	0	n/a	n/a	105
June 2012	138	0	12	0	8	0	n/a	n/a	158
% Change	-37.0	n/a	-91.7	n/a	87.5	n/a	n/a	n/a	-33.5
Year-to-date 2013	466	22	54	0	110	30	n/a	n/a	682
Year-to-date 2012	596	0	144	0	48	1	n/a	n/a	789
% Change	-21.8	n/a	-62.5	n/a	129.2	**	n/a	n/a	-13.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	987	196	297	0	25	1,496	0	117	3,118
June 2012	1,072	103	311	0	115	1,837	0	250	3,688
% Change	-7.9	90.3	-4.5	n/a	-78.3	-18.6	n/a	-53.2	-15.5
Year-to-date 2013	4,733	1,066	1,584	0	299	7,848	29	558	16,117
Year-to-date 2012	5,050	1,055	2,564	0	569	13,860	22	1,442	24,562
% Change	-6.3	1.0	-38.2	n/a	-47.5	-43.4	31.8	-61.3	-34.4
UNDER CONSTRUCTION									
June 2013	8,612	2,020	3,720	10	1,046	49,862	41	2,627	67,939
June 2012	8,425	1,717	3,815	13	1,243	43,061	30	3,315	61,619
% Change	2.2	17.6	-2.5	-23.1	-15.8	15.8	36.7	-20.8	10.3
COMPLETIONS									
June 2013	884	190	282	0	15	700	6	9	2,086
June 2012	1,115	210	291	0	162	586	0	99	2,463
% Change	-20.7	-9.5	-3.1	n/a	-90.7	19.5	n/a	-90.9	-15.3
Year-to-date 2013	4,955	1,015	1,755	3	471	9,216	21	1,395	18,831
Year-to-date 2012	5,997	978	1,752	1	532	5,874	56	1,899	17,089
% Change	-17.4	3.8	0.2	200.0	-11.5	56.9	-62.5	-26.5	10.2
COMPLETED & NOT ABSORBED									
June 2013	171	49	77	0	6	1,056	n/a	n/a	1,359
June 2012	153	8	40	0	13	803	n/a	n/a	1,017
% Change	11.8	**	92.5	n/a	-53.8	31.5	n/a	n/a	33.6
ABSORBED									
June 2013	903	158	290	0	17	793	n/a	n/a	2,161
June 2012	1,095	208	290	0	162	614	n/a	n/a	2,369
% Change	-17.5	-24.0	0.0	n/a	-89.5	29.2	n/a	n/a	-8.8
Year-to-date 2013	4,935	982	1,733	3	478	9,078	n/a	n/a	17,209
Year-to-date 2012	5,947	989	1,774	1	527	5,938	n/a	n/a	15,176
% Change	-17.0	-0.7	-2.3	200.0	-9.3	52.9	n/a	n/a	13.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
June 2013	128	8	16	0	0	932	0	0	1,084
June 2012	96	14	36	0	0	1,520	0	250	1,916
York Region									
June 2013	349	34	173	0	7	564	0	0	1,127
June 2012	433	20	68	0	14	234	0	0	769
Peel Region									
June 2013	228	154	13	0	0	0	0	0	395
June 2012	288	55	77	0	52	12	0	0	484
Halton Region									
June 2013	161	0	81	0	18	0	0	115	375
June 2012	60	14	78	0	0	71	0	0	223
Durham Region									
June 2013	121	0	14	0	0	0	0	2	137
June 2012	195	0	52	0	49	0	0	0	296
Toronto CMA									
June 2013	951	202	291	4	25	1,496	0	0	2,969
June 2012	957	103	330	3	96	1,837	0	250	3,576
Oshawa CMA									
June 2013	74	0	6	0	0	0	0	2	82
June 2012	126	0	0	0	31	0	0	0	157
Greater Toronto Area									
June 2013	987	196	297	0	25	1,496	0	117	3,118
June 2012	1,072	103	311	0	115	1,837	0	250	3,688

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
June 2013	1,375	202	601	0	267	39,648	0	1,822	43,915
June 2012	1,213	220	779	0	148	34,350	14	2,396	39,120
York Region									
June 2013	2,278	340	1,216	1	90	6,244	0	112	10,281
June 2012	2,269	222	1,176	3	348	5,057	8	144	9,227
Peel Region									
June 2013	3,201	1,202	574	9	166	2,245	8	225	7,631
June 2012	2,608	1,177	936	10	265	2,264	8	450	7,718
Halton Region									
June 2013	763	170	1,024	0	393	1,565	0	270	4,185
June 2012	1,007	64	658	0	258	1,200	0	150	3,337
Durham Region									
June 2013	995	106	305	0	130	160	33	198	1,927
June 2012	1,328	34	266	0	224	190	0	175	2,217
Toronto CMA									
June 2013	8,261	1,982	3,774	26	874	49,164	8	2,159	66,249
June 2012	7,897	1,723	3,676	25	1,101	42,379	30	2,990	59,821
Oshawa CMA									
June 2013	609	68	83	0	70	160	33	198	1,221
June 2012	799	6	122	0	146	190	0	175	1,438
Greater Toronto Area									
June 2013	8,612	2,020	3,720	10	1,046	49,862	41	2,627	67,939
June 2012	8,425	1,717	3,815	13	1,243	43,061	30	3,315	61,619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
June 2013	88	10	20	0	0	670	0	0	788
June 2012	84	8	23	0	0	331	0	0	446
York Region									
June 2013	271	94	91	0	0	30	0	0	486
June 2012	304	74	97	0	0	20	0	87	582
Peel Region									
June 2013	346	58	69	0	0	0	0	0	473
June 2012	277	92	45	0	87	0	0	0	501
Halton Region									
June 2013	84	26	94	0	0	0	0	0	204
June 2012	218	10	35	0	37	0	0	0	300
Durham Region									
June 2013	95	2	8	0	15	0	6	9	135
June 2012	232	26	91	0	38	235	0	12	634
Toronto CMA									
June 2013	822	196	282	3	2	700	0	0	2,005
June 2012	1,023	210	279	3	150	586	0	87	2,338
Oshawa CMA									
June 2013	84	2	0	0	15	0	6	9	116
June 2012	134	0	12	0	8	0	0	12	166
Greater Toronto Area									
June 2013	884	190	282	0	15	700	6	9	2,086
June 2012	1,115	210	291	0	162	586	0	99	2,463

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
June 2013	86	7	28	0	4	933	n/a	n/a	1,058
June 2012	44	3	21	0	4	664	n/a	n/a	736
York Region									
June 2013	20	26	30	0	0	45	n/a	n/a	121
June 2012	14	0	11	0	1	26	n/a	n/a	52
Peel Region									
June 2013	21	16	19	0	2	36	n/a	n/a	94
June 2012	55	5	0	0	2	74	n/a	n/a	136
Halton Region									
June 2013	23	0	0	0	0	24	n/a	n/a	47
June 2012	27	0	2	0	3	0	n/a	n/a	32
Durham Region									
June 2013	21	0	0	0	0	18	n/a	n/a	39
June 2012	13	0	6	0	3	39	n/a	n/a	61
Toronto CMA									
June 2013	154	51	93	0	6	1,044	n/a	n/a	1,348
June 2012	136	8	38	0	7	794	n/a	n/a	983
Oshawa CMA									
June 2013	6	0	0	0	0	9	n/a	n/a	15
June 2012	8	0	2	0	3	9	n/a	n/a	22
Greater Toronto Area									
June 2013	171	49	77	0	6	1,056	n/a	n/a	1,359
June 2012	153	8	40	0	13	803	n/a	n/a	1,017

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
June 2013	93	10	27	0	2	729	n/a	n/a	861
June 2012	83	0	26	0	0	363	n/a	n/a	472
York Region									
June 2013	272	74	91	0	0	33	n/a	n/a	470
June 2012	303	74	97	0	0	46	n/a	n/a	520
Peel Region									
June 2013	346	46	69	0	0	23	n/a	n/a	484
June 2012	256	98	45	0	87	0	n/a	n/a	486
Halton Region									
June 2013	88	26	94	0	0	8	n/a	n/a	216
June 2012	222	10	35	0	37	0	n/a	n/a	304
Durham Region									
June 2013	104	2	9	0	15	0	n/a	n/a	130
June 2012	231	26	87	0	38	205	n/a	n/a	587
Toronto CMA									
June 2013	834	164	289	3	4	788	n/a	n/a	2,082
June 2012	998	208	278	3	150	614	n/a	n/a	2,251
Oshawa CMA									
June 2013	87	2	1	0	15	0	n/a	n/a	105
June 2012	138	0	12	0	8	0	n/a	n/a	158
Greater Toronto Area									
June 2013	903	158	290	0	17	793	n/a	n/a	2,161
June 2012	1,095	208	290	0	162	614	n/a	n/a	2,369

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Toronto City	128	96	8	14	16	36	932	1,770	1,084	1,916	-43.4
Toronto	17	14	2	0	0	33	932	400	951	447	112.8
East York	9	12	0	4	0	0	0	0	9	16	-43.8
Etobicoke	37	17	4	4	16	0	0	0	57	21	171.4
North York	51	38	0	0	0	3	0	1,120	51	1,161	-95.6
Scarborough	11	13	0	0	0	0	0	0	11	13	-15.4
York	3	2	2	6	0	0	0	250	5	258	-98.1
York Region	349	433	34	20	180	82	564	234	1,127	769	46.6
Aurora	0	8	0	0	0	0	0	157	0	165	-100.0
East Gwillimbury	10	10	4	0	0	0	0	0	14	10	40.0
Georgina Township	12	7	0	0	0	0	0	0	12	7	71.4
King Township	41	4	2	0	8	0	0	0	51	4	**
Markham	94	120	24	16	99	49	402	77	619	262	136.3
Newmarket	45	62	4	0	0	0	0	0	49	62	-21.0
Richmond Hill	88	30	0	0	37	14	0	0	125	44	184.1
Vaughan	29	110	0	0	29	0	162	0	220	110	100.0
Whitchurch-Stouffville	30	82	0	4	7	19	0	0	37	105	-64.8
Peel Region	228	288	154	55	13	129	0	12	395	484	-18.4
Brampton	151	226	150	54	8	123	0	0	309	403	-23.3
Caledon	41	40	0	1	5	6	0	0	46	47	-2.1
Mississauga	36	22	4	0	0	0	0	12	40	34	17.6
Halton Region	161	60	0	14	99	78	115	71	375	223	68.2
Burlington	13	8	0	0	6	10	115	0	134	18	**
Halton Hills	116	0	0	0	37	0	0	0	153	0	n/a
Milton	4	12	0	14	26	68	0	0	30	94	-68.1
Oakville	28	40	0	0	30	0	0	71	58	111	-47.7
Durham Region	121	195	0	0	14	101	2	0	137	296	-53.7
Ajax	27	24	0	0	8	70	0	0	35	94	-62.8
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	19	51	0	0	0	16	0	0	19	67	-71.6
Oshawa	32	47	0	0	6	0	0	0	38	47	-19.1
Pickering	6	33	0	0	0	0	0	0	6	33	-81.8
Scugog	3	5	0	0	0	0	0	0	3	5	-40.0
Uxbridge	10	5	0	0	0	0	0	0	10	5	100.0
Whitby	23	28	0	0	0	15	2	0	25	43	-41.9
Remainder of Toronto CMA	59	29	6	12	6	29	0	0	71	70	1.4
Bradford West Gwillimbury	34	6	0	0	6	14	0	0	40	20	100.0
Town of Mono	4	3	0	0	0	0	0	0	4	3	33.3
New Tecumseth	10	15	6	12	0	9	0	0	16	36	-55.6
Orangeville	11	5	0	0	0	6	0	0	11	11	0.0
Toronto CMA	955	960	202	115	316	414	1,496	2,087	2,969	3,576	-17.0
Oshawa CMA	74	126	0	0	6	31	2	0	82	157	-47.8
Greater Toronto Area (GTA)	987	1,072	196	103	322	426	1,613	2,087	3,118	3,688	-15.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	507	451	128	128	268	358	6,008	11,369	6,911	12,306	-43.8
Toronto	78	62	14	8	18	73	4,952	6,865	5,062	7,008	-27.8
East York	31	46	0	6	0	0	0	105	31	157	-80.3
Etobicoke	90	77	36	66	16	68	202	1,768	344	1,979	-82.6
North York	216	156	66	10	137	157	538	2,381	957	2,704	-64.6
Scarborough	80	96	10	26	97	57	316	0	503	179	181.0
York	12	14	2	12	0	3	0	250	14	279	-95.0
York Region	1,652	1,592	166	190	485	1,101	815	2,460	3,118	5,343	-41.6
Aurora	7	48	0	0	0	0	0	157	7	205	-96.6
East Gwillimbury	21	73	4	32	0	0	0	0	25	105	-76.2
Georgina Township	82	51	2	0	19	7	0	0	103	58	77.6
King Township	153	126	2	4	30	52	0	127	185	309	-40.1
Markham	630	355	130	124	306	790	407	1,193	1,473	2,462	-40.2
Newmarket	241	246	26	0	0	60	0	0	267	306	-12.7
Richmond Hill	188	223	2	4	53	116	6	564	249	907	-72.5
Vaughan	206	310	0	6	70	41	402	419	678	776	-12.6
Whitchurch-Stouffville	124	160	0	20	7	35	0	0	131	215	-39.1
Peel Region	1,479	1,528	636	673	238	546	688	888	3,041	3,635	-16.3
Brampton	1,139	1,224	342	584	160	468	225	0	1,866	2,276	-18.0
Caledon	151	204	32	39	34	78	0	0	217	321	-32.4
Mississauga	189	100	262	50	44	0	463	888	958	1,038	-7.7
Halton Region	402	506	56	30	627	668	845	476	1,930	1,680	14.9
Burlington	31	61	0	0	110	90	502	338	643	489	31.5
Halton Hills	135	23	0	0	154	0	0	0	289	23	**
Milton	131	284	34	30	275	351	0	2	440	667	-34.0
Oakville	105	138	22	0	88	227	343	136	558	501	11.4
Durham Region	695	973	80	34	292	298	50	293	1,117	1,598	-30.1
Ajax	182	161	10	28	64	124	0	0	256	313	-18.2
Brock	8	2	0	0	0	0	0	0	8	2	**
Clarington	108	335	24	6	50	39	0	82	182	462	-60.6
Oshawa	222	125	24	0	24	0	48	0	318	125	154.4
Pickering	51	177	22	0	133	24	0	0	206	201	2.5
Scugog	6	8	0	0	0	0	0	0	6	8	-25.0
Uxbridge	17	32	0	0	0	0	0	0	17	32	-46.9
Whitby	101	133	0	0	21	111	2	211	124	455	-72.7
Remainder of Toronto CMA	302	300	12	14	127	83	0	0	441	397	11.1
Bradford West Gwillimbury	176	144	6	2	118	22	0	0	300	168	78.6
Town of Mono	14	23	0	0	0	0	0	0	14	23	-39.1
New Tecumseth	64	120	6	12	9	25	0	0	79	157	-49.7
Orangeville	48	13	0	0	0	36	0	0	48	49	-2.0
Toronto CMA	4,561	4,686	1,030	1,063	1,832	2,814	7,854	14,855	15,277	23,418	-34.8
Oshawa CMA	431	593	48	6	95	150	50	293	624	1,042	-40.1
Greater Toronto Area (GTA)	4,735	5,050	1,066	1,055	1,910	2,971	8,406	15,486	16,117	24,562	-34.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Toronto City	16	36	0	0	932	1,520	0	250
Toronto	0	33	0	0	932	400	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	16	0	0	0	0	0	0	0
North York	0	3	0	0	0	1,120	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	250
York Region	180	82	0	0	564	234	0	0
Aurora	0	0	0	0	0	157	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	8	0	0	0	0	0	0	0
Markham	99	49	0	0	402	77	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	37	14	0	0	0	0	0	0
Vaughan	29	0	0	0	162	0	0	0
Whitchurch-Stouffville	7	19	0	0	0	0	0	0
Peel Region	13	129	0	0	0	12	0	0
Brampton	8	123	0	0	0	0	0	0
Caledon	5	6	0	0	0	0	0	0
Mississauga	0	0	0	0	0	12	0	0
Halton Region	99	78	0	0	0	71	115	0
Burlington	6	10	0	0	0	0	115	0
Halton Hills	37	0	0	0	0	0	0	0
Milton	26	68	0	0	0	0	0	0
Oakville	30	0	0	0	0	71	0	0
Durham Region	14	101	0	0	0	0	2	0
Ajax	8	70	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	16	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	15	0	0	0	0	2	0
Remainder of Toronto CMA	6	29	0	0	0	0	0	0
Bradford West Gwillimbury	6	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	9	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	316	414	0	0	1,496	1,837	0	250
Oshawa CMA	6	31	0	0	0	0	2	0
Greater Toronto Area (GTA)	322	426	0	0	1,496	1,837	117	250

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	268	344	0	14	6,006	10,464	2	905
Toronto	18	73	0	0	4,950	6,301	2	564
East York	0	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	202	1,768	0	0
North York	137	143	0	14	538	2,290	0	91
Scarborough	97	57	0	0	316	0	0	0
York	0	3	0	0	0	0	0	250
York Region	485	1,093	0	8	804	2,312	11	148
Aurora	0	0	0	0	0	157	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	7	0	0	0	0	0	0
King Township	30	52	0	0	0	127	0	0
Markham	306	790	0	0	402	1,185	5	8
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	53	116	0	0	0	424	6	140
Vaughan	70	41	0	0	402	419	0	0
Whitchurch-Stouffville	7	27	0	8	0	0	0	0
Peel Region	238	546	0	0	463	638	225	250
Brampton	160	468	0	0	0	0	225	0
Caledon	34	78	0	0	0	0	0	0
Mississauga	44	0	0	0	463	638	0	250
Halton Region	627	668	0	0	575	476	270	0
Burlington	110	90	0	0	232	338	270	0
Halton Hills	154	0	0	0	0	0	0	0
Milton	275	351	0	0	0	2	0	0
Oakville	88	227	0	0	343	136	0	0
Durham Region	265	298	27	0	0	154	50	139
Ajax	64	124	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	39	27	0	0	82	0	0
Oshawa	24	0	0	0	0	0	48	0
Pickering	133	24	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	111	0	0	0	72	2	139
Remainder of Toronto CMA	127	83	0	0	0	0	0	0
Bradford West Gwillimbury	118	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	9	25	0	0	0	0	0	0
Orangeville	0	36	0	0	0	0	0	0
Toronto CMA	1,832	2,792	0	22	7,616	13,552	238	1,303
Oshawa CMA	68	150	27	0	0	154	50	139
Greater Toronto Area (GTA)	1,883	2,949	27	22	7,848	14,044	558	1,442

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Toronto City	152	146	932	1,520	0	250	1,084	1,916
Toronto	19	47	932	400	0	0	951	447
East York	9	16	0	0	0	0	9	16
Etobicoke	57	21	0	0	0	0	57	21
North York	51	41	0	1,120	0	0	51	1,161
Scarborough	11	13	0	0	0	0	11	13
York	5	8	0	0	0	250	5	258
York Region	556	521	571	248	0	0	1,127	769
Aurora	0	8	0	157	0	0	0	165
East Gwillimbury	14	10	0	0	0	0	14	10
Georgina Township	12	7	0	0	0	0	12	7
King Township	51	4	0	0	0	0	51	4
Markham	217	185	402	77	0	0	619	262
Newmarket	49	62	0	0	0	0	49	62
Richmond Hill	118	30	7	14	0	0	125	44
Vaughan	58	110	162	0	0	0	220	110
Whitchurch-Stouffville	37	105	0	0	0	0	37	105
Peel Region	395	420	0	64	0	0	395	484
Brampton	309	351	0	52	0	0	309	403
Caledon	46	47	0	0	0	0	46	47
Mississauga	40	22	0	12	0	0	40	34
Halton Region	242	152	18	71	115	0	375	223
Burlington	19	18	0	0	115	0	134	18
Halton Hills	153	0	0	0	0	0	153	0
Milton	30	94	0	0	0	0	30	94
Oakville	40	40	18	71	0	0	58	111
Durham Region	135	247	0	49	2	0	137	296
Ajax	35	76	0	18	0	0	35	94
Brock	1	2	0	0	0	0	1	2
Clarington	19	51	0	16	0	0	19	67
Oshawa	38	47	0	0	0	0	38	47
Pickering	6	33	0	0	0	0	6	33
Scugog	3	5	0	0	0	0	3	5
Uxbridge	10	5	0	0	0	0	10	5
Whitby	23	28	0	15	2	0	25	43
Remainder of Toronto CMA	67	55	4	15	0	0	71	70
Bradford West Gwillimbury	40	20	0	0	0	0	40	20
Town of Mono	0	0	4	3	0	0	4	3
New Tecumseth	16	24	0	12	0	0	16	36
Orangeville	11	11	0	0	0	0	11	11
Toronto CMA	1,444	1,390	1,525	1,936	0	250	2,969	3,576
Oshawa CMA	80	126	0	31	2	0	82	157
Greater Toronto Area (GTA)	1,480	1,486	1,521	1,952	117	250	3,118	3,688

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	766	1,017	6,143	10,370	2	919	6,911	12,306
Toronto	110	143	4,950	6,301	2	564	5,062	7,008
East York	31	52	0	105	0	0	31	157
Etobicoke	142	143	202	1,836	0	0	344	1,979
North York	282	471	675	2,128	0	105	957	2,704
Scarborough	187	179	316	0	0	0	503	179
York	14	29	0	0	0	250	14	279
York Region	2,283	2,829	824	2,358	11	156	3,118	5,343
Aurora	7	48	0	157	0	0	7	205
East Gwillimbury	25	105	0	0	0	0	25	105
Georgina Township	103	58	0	0	0	0	103	58
King Township	185	182	0	127	0	0	185	309
Markham	1,066	1,245	402	1,209	5	8	1,473	2,462
Newmarket	267	306	0	0	0	0	267	306
Richmond Hill	236	321	7	446	6	140	249	907
Vaughan	263	357	415	419	0	0	678	776
Whitchurch-Stouffville	131	207	0	0	0	8	131	215
Peel Region	2,353	2,695	463	690	225	250	3,041	3,635
Brampton	1,641	2,224	0	52	225	0	1,866	2,276
Caledon	217	321	0	0	0	0	217	321
Mississauga	495	150	463	638	0	250	958	1,038
Halton Region	980	973	680	707	270	0	1,930	1,680
Burlington	75	145	298	344	270	0	643	489
Halton Hills	289	23	0	0	0	0	289	23
Milton	440	667	0	0	0	0	440	667
Oakville	176	138	382	363	0	0	558	501
Durham Region	1,001	1,155	37	304	79	139	1,117	1,598
Ajax	240	249	16	64	0	0	256	313
Brock	8	2	0	0	0	0	8	2
Clarington	155	364	0	98	27	0	182	462
Oshawa	268	125	0	0	50	0	318	125
Pickering	206	201	0	0	0	0	206	201
Scugog	6	8	0	0	0	0	6	8
Uxbridge	17	32	0	0	0	0	17	32
Whitby	101	174	21	142	2	139	124	455
Remainder of Toronto CMA	427	375	14	22	0	0	441	397
Bradford West Gwillimbury	300	168	0	0	0	0	300	168
Town of Mono	4	13	10	10	0	0	14	23
New Tecumseth	75	145	4	12	0	0	79	157
Orangeville	48	49	0	0	0	0	48	49
Toronto CMA	7,197	8,226	7,842	13,867	238	1,325	15,277	23,418
Oshawa CMA	524	663	21	240	79	139	624	1,042
Greater Toronto Area (GTA)	7,383	8,669	8,147	14,429	587	1,464	16,117	24,562

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Toronto City	88	84	10	8	20	23	670	331	788	446	76.7
Toronto	16	10	0	2	0	0	542	0	558	12	**
East York	7	3	0	0	0	0	0	0	7	3	133.3
Etobicoke	15	6	0	0	0	0	0	313	15	319	-95.3
North York	29	21	0	0	0	0	128	0	157	21	**
Scarborough	18	44	6	6	20	23	0	18	44	91	-51.6
York	3	0	4	0	0	0	0	0	7	0	n/a
York Region	271	304	94	74	91	97	30	107	486	582	-16.5
Aurora	1	5	20	0	0	0	0	0	21	5	**
East Gwillimbury	9	10	2	6	0	4	0	0	11	20	-45.0
Georgina Township	5	20	0	0	0	0	0	0	5	20	-75.0
King Township	53	1	0	0	0	0	0	0	53	1	**
Markham	69	79	42	66	40	58	30	3	181	206	-12.1
Newmarket	21	26	30	0	0	0	0	0	51	26	96.2
Richmond Hill	14	63	0	2	19	23	0	20	33	108	-69.4
Vaughan	43	93	0	0	0	12	0	84	43	189	-77.2
Whitchurch-Stouffville	56	7	0	0	32	0	0	0	88	7	**
Peel Region	346	277	58	92	69	132	0	0	473	501	-5.6
Brampton	301	219	58	62	69	35	0	0	428	316	35.4
Caledon	7	47	0	20	0	10	0	0	7	77	-90.9
Mississauga	38	11	0	10	0	87	0	0	38	108	-64.8
Halton Region	84	218	26	10	94	72	0	0	204	300	-32.0
Burlington	2	30	0	0	0	4	0	0	2	34	-94.1
Halton Hills	30	1	0	0	0	6	0	0	30	7	**
Milton	12	182	26	8	94	23	0	0	132	213	-38.0
Oakville	40	5	0	2	0	39	0	0	40	46	-13.0
Durham Region	96	232	2	26	28	129	9	247	135	634	-78.7
Ajax	6	44	0	26	8	109	0	0	14	179	-92.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	37	62	0	0	13	0	0	0	50	62	-19.4
Oshawa	20	19	2	0	0	0	9	12	31	31	0.0
Pickering	4	50	0	0	0	0	0	235	4	285	-98.6
Scugog	1	4	0	0	0	0	0	0	1	4	-75.0
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	28	53	0	0	7	20	0	0	35	73	-52.1
Remainder of Toronto CMA	28	79	10	0	0	0	0	0	38	79	-51.9
Bradford West Gwillimbury	12	57	8	0	0	0	0	0	20	57	-64.9
Town of Mono	2	6	0	0	0	0	0	0	2	6	-66.7
New Tecumseth	6	5	2	0	0	0	0	0	8	5	60.0
Orangeville	8	11	0	0	0	0	0	0	8	11	-27.3
Toronto CMA	825	1,026	198	210	282	429	700	673	2,005	2,338	-14.2
Oshawa CMA	85	134	2	0	20	20	9	12	116	166	-30.1
Greater Toronto Area (GTA)	885	1,115	190	210	302	453	709	685	2,086	2,463	-15.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	474	397	110	158	343	357	8,102	5,946	9,029	6,858	31.7
Toronto	93	55	10	2	15	18	5,142	2,976	5,260	3,051	72.4
East York	35	22	0	0	0	0	363	62	398	84	**
Etobicoke	99	51	68	2	68	5	806	1,916	1,041	1,974	-47.3
North York	168	164	10	146	178	241	1,477	809	1,833	1,360	34.8
Scarborough	58	98	8	8	82	93	314	183	462	382	20.9
York	21	7	14	0	0	0	0	0	35	7	**
York Region	1,471	2,216	296	242	765	650	1,014	324	3,546	3,432	3.3
Aurora	22	18	20	0	24	0	0	0	66	18	**
East Gwillimbury	33	37	6	12	6	20	0	0	45	69	-34.8
Georgina Township	50	71	2	0	0	0	0	0	52	71	-26.8
King Township	154	24	0	0	37	0	264	0	455	24	**
Markham	389	793	214	188	287	394	77	7	967	1,382	-30.0
Newmarket	93	121	32	4	34	0	0	4	159	129	23.3
Richmond Hill	81	310	8	10	101	103	429	20	619	443	39.7
Vaughan	338	616	14	24	205	76	140	293	697	1,009	-30.9
Whitchurch-Stouffville	311	226	0	4	71	57	104	0	486	287	69.3
Peel Region	1,690	1,474	485	398	507	439	1,032	859	3,714	3,170	17.2
Brampton	1,431	1,262	480	236	421	214	0	0	2,332	1,712	36.2
Caledon	164	133	3	68	58	16	0	0	225	217	3.7
Mississauga	95	79	2	94	28	209	1,032	859	1,157	1,241	-6.8
Halton Region	571	896	86	102	357	397	424	427	1,438	1,822	-21.1
Burlington	42	180	2	0	10	27	186	0	240	207	15.9
Halton Hills	73	18	0	4	0	19	0	0	73	41	78.0
Milton	361	496	80	74	258	176	98	288	797	1,034	-22.9
Oakville	95	202	4	24	89	175	140	139	328	540	-39.3
Durham Region	754	1,017	38	82	273	459	39	249	1,104	1,807	-38.9
Ajax	152	178	16	82	93	153	0	0	261	413	-36.8
Brock	6	5	0	0	0	0	0	0	6	5	20.0
Clarington	181	214	4	0	32	36	0	0	217	250	-13.2
Oshawa	160	143	18	0	47	53	9	14	234	210	11.4
Pickering	117	228	0	0	13	67	0	235	130	530	-75.5
Scugog	5	6	0	0	0	0	0	0	5	6	-16.7
Uxbridge	12	12	0	0	0	0	0	0	12	12	0.0
Whitby	121	231	0	0	88	150	30	0	239	381	-37.3
Remainder of Toronto CMA	308	382	56	38	17	0	0	0	381	420	-9.3
Bradford West Gwillimbury	157	204	48	24	6	0	0	0	211	228	-7.5
Town of Mono	19	15	0	0	0	0	0	0	19	15	26.7
New Tecumseth	91	135	8	10	4	0	0	0	103	145	-29.0
Orangeville	41	28	0	4	7	0	0	0	48	32	50.0
Toronto CMA	4,753	5,603	1,047	1,020	2,085	2,036	10,386	7,791	18,271	16,450	11.1
Oshawa CMA	462	588	22	0	167	239	39	14	690	841	-18.0
Greater Toronto Area (GTA)	4,960	6,000	1,015	982	2,245	2,302	10,611	7,805	18,831	17,089	10.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Toronto City	20	23	0	0	670	331	0	0
Toronto	0	0	0	0	542	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	313	0	0
North York	0	0	0	0	128	0	0	0
Scarborough	20	23	0	0	0	18	0	0
York	0	0	0	0	0	0	0	0
York Region	91	97	0	0	30	20	0	87
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	40	58	0	0	30	0	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	19	23	0	0	0	20	0	0
Vaughan	0	12	0	0	0	0	0	84
Whitchurch-Stouffville	32	0	0	0	0	0	0	0
Peel Region	69	132	0	0	0	0	0	0
Brampton	69	35	0	0	0	0	0	0
Caledon	0	10	0	0	0	0	0	0
Mississauga	0	87	0	0	0	0	0	0
Halton Region	94	72	0	0	0	0	0	0
Burlington	0	4	0	0	0	0	0	0
Halton Hills	0	6	0	0	0	0	0	0
Milton	94	23	0	0	0	0	0	0
Oakville	0	39	0	0	0	0	0	0
Durham Region	23	129	5	0	0	235	9	12
Ajax	8	109	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	0	5	0	0	0	0	0
Oshawa	0	0	0	0	0	0	9	12
Pickering	0	0	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	20	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	282	429	0	0	700	586	0	87
Oshawa CMA	15	20	5	0	0	0	9	12
Greater Toronto Area (GTA)	297	453	5	0	700	586	9	99

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	329	357	14	0	7,108	4,236	994	1,710
Toronto	15	18	0	0	4,239	2,206	903	770
East York	0	0	0	0	363	0	0	62
Etobicoke	68	5	0	0	806	1,191	0	725
North York	164	241	14	0	1,386	809	91	0
Scarborough	82	93	0	0	314	30	0	153
York	0	0	0	0	0	0	0	0
York Region	765	642	0	8	874	229	140	95
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	37	0	0	0	264	0	0	0
Markham	287	394	0	0	77	0	0	7
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	101	103	0	0	289	20	140	0
Vaughan	205	76	0	0	140	209	0	84
Whitchurch-Stouffville	71	49	0	8	104	0	0	0
Peel Region	507	439	0	0	782	859	250	0
Brampton	421	214	0	0	0	0	0	0
Caledon	58	16	0	0	0	0	0	0
Mississauga	28	209	0	0	782	859	250	0
Halton Region	357	397	0	0	422	347	2	80
Burlington	10	27	0	0	186	0	0	0
Halton Hills	0	19	0	0	0	0	0	0
Milton	258	176	0	0	96	208	2	80
Oakville	89	175	0	0	140	139	0	0
Durham Region	268	413	5	46	30	235	9	14
Ajax	93	153	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	27	28	5	8	0	0	0	0
Oshawa	47	15	0	38	0	0	9	14
Pickering	13	67	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	88	150	0	0	30	0	0	0
Remainder of Toronto CMA	17	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	2,071	2,028	14	8	9,000	5,906	1,386	1,885
Oshawa CMA	162	193	5	46	30	0	9	14
Greater Toronto Area (GTA)	2,226	2,248	19	54	9,216	5,906	1,395	1,899

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Toronto City	118	115	670	331	0	0	788	446
Toronto	16	12	542	0	0	0	558	12
East York	7	3	0	0	0	0	7	3
Etobicoke	15	6	0	313	0	0	15	319
North York	29	21	128	0	0	0	157	21
Scarborough	44	73	0	18	0	0	44	91
York	7	0	0	0	0	0	7	0
York Region	456	475	30	20	0	87	486	582
Aurora	21	5	0	0	0	0	21	5
East Gwillimbury	11	20	0	0	0	0	11	20
Georgina Township	5	20	0	0	0	0	5	20
King Township	53	1	0	0	0	0	53	1
Markham	151	203	30	0	0	3	181	206
Newmarket	51	26	0	0	0	0	51	26
Richmond Hill	33	88	0	20	0	0	33	108
Vaughan	43	105	0	0	0	84	43	189
Whitchurch-Stouffville	88	7	0	0	0	0	88	7
Peel Region	473	414	0	87	0	0	473	501
Brampton	428	316	0	0	0	0	428	316
Caledon	7	77	0	0	0	0	7	77
Mississauga	38	21	0	87	0	0	38	108
Halton Region	204	263	0	37	0	0	204	300
Burlington	2	30	0	4	0	0	2	34
Halton Hills	30	1	0	6	0	0	30	7
Milton	132	194	0	19	0	0	132	213
Oakville	40	38	0	8	0	0	40	46
Durham Region	105	349	15	273	15	12	135	634
Ajax	14	149	0	30	0	0	14	179
Brock	0	0	0	0	0	0	0	0
Clarington	37	62	8	0	5	0	50	62
Oshawa	21	19	0	0	10	12	31	31
Pickering	4	50	0	235	0	0	4	285
Scugog	1	4	0	0	0	0	1	4
Uxbridge	0	0	0	0	0	0	0	0
Whitby	28	65	7	8	0	0	35	73
Remainder of Toronto CMA	33	76	5	3	0	0	38	79
Bradford West Gwillimbury	20	57	0	0	0	0	20	57
Town of Mono	1	3	1	3	0	0	2	6
New Tecumseth	4	5	4	0	0	0	8	5
Orangeville	8	11	0	0	0	0	8	11
Toronto CMA	1,300	1,512	705	739	0	87	2,005	2,338
Oshawa CMA	86	146	15	8	15	12	116	166
Greater Toronto Area (GTA)	1,356	1,616	715	748	15	99	2,086	2,463

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	834	899	7,187	4,249	1,008	1,710	9,029	6,858
Toronto	118	96	4,239	2,185	903	770	5,260	3,051
East York	35	22	363	0	0	62	398	84
Etobicoke	167	58	874	1,191	0	725	1,041	1,974
North York	337	550	1,391	810	105	0	1,833	1,360
Scarborough	142	166	320	63	0	153	462	382
York	35	7	0	0	0	0	35	7
York Region	2,435	3,080	971	249	140	103	3,546	3,432
Aurora	64	17	2	1	0	0	66	18
East Gwillimbury	45	69	0	0	0	0	45	69
Georgina Township	52	71	0	0	0	0	52	71
King Township	191	24	264	0	0	0	455	24
Markham	890	1,375	77	0	0	7	967	1,382
Newmarket	159	125	0	0	0	4	159	129
Richmond Hill	178	404	301	39	140	0	619	443
Vaughan	474	716	223	209	0	84	697	1,009
Whitchurch-Stouffville	382	279	104	0	0	8	486	287
Peel Region	2,654	2,117	810	1,053	250	0	3,714	3,170
Brampton	2,332	1,712	0	0	0	0	2,332	1,712
Caledon	225	217	0	0	0	0	225	217
Mississauga	97	188	810	1,053	250	0	1,157	1,241
Halton Region	882	1,199	554	543	2	80	1,438	1,822
Burlington	54	180	186	27	0	0	240	207
Halton Hills	73	18	0	23	0	0	73	41
Milton	646	657	149	297	2	80	797	1,034
Oakville	109	344	219	196	0	0	328	540
Durham Region	920	1,432	168	313	16	62	1,104	1,807
Ajax	231	383	30	30	0	0	261	413
Brock	6	5	0	0	0	0	6	5
Clarington	204	236	8	6	5	8	217	250
Oshawa	176	141	47	15	11	54	234	210
Pickering	130	295	0	235	0	0	130	530
Scugog	5	6	0	0	0	0	5	6
Uxbridge	12	12	0	0	0	0	12	12
Whitby	156	354	83	27	0	0	239	381
Remainder of Toronto CMA	353	407	28	13	0	0	381	420
Bradford West Gwillimbury	211	228	0	0	0	0	211	228
Town of Mono	6	7	13	8	0	0	19	15
New Tecumseth	88	140	15	5	0	0	103	145
Orangeville	48	32	0	0	0	0	48	32
Toronto CMA	7,477	8,212	9,394	6,345	1,400	1,893	18,271	16,450
Oshawa CMA	536	731	138	48	16	62	690	841
Greater Toronto Area (GTA)	7,725	8,727	9,690	6,407	1,416	1,955	18,831	17,089

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
June 2013	0	0.0	1	1.1	0	0.0	7	8.0	79	90.8	87	1,250,000	1,736,644
June 2012	2	2.5	16	19.8	19	23.5	8	9.9	36	44.4	81	699,000	956,088
Year-to-date 2013	2	0.5	7	1.7	6	1.4	31	7.4	374	89.0	420	1,312,500	1,541,649
Year-to-date 2012	6	1.5	68	17.0	46	11.5	35	8.8	245	61.3	400	989,590	1,094,159
Toronto													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,595,000	2,651,962
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	5.6	68	94.4	72	1,495,000	1,974,129
Year-to-date 2012	0	0.0	0	0.0	1	1.9	0	0.0	51	98.1	52	1,350,000	1,759,441
East York													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
June 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	16.0	21	84.0	25	925,000	1,175,000
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,292,500	1,316,472
Etobicoke													
June 2013	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	920,000	1,280,724
June 2012	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	12	12.2	86	87.8	98	1,409,500	1,482,446
Year-to-date 2012	0	0.0	0	0.0	5	9.3	14	25.9	35	64.8	54	1,104,730	1,193,281
North York													
June 2013	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,669,000	1,981,541
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,085,245	1,334,142
Year-to-date 2013	1	0.6	0	0.0	0	0.0	2	1.2	163	98.2	166	1,494,750	1,706,125
Year-to-date 2012	4	2.3	22	12.6	5	2.9	8	4.6	135	77.6	174	1,052,450	1,125,625
Scarborough													
June 2013	0	0.0	1	12.5	0	0.0	3	37.5	4	50.0	8	--	--
June 2012	2	4.8	16	38.1	19	45.2	4	9.5	1	2.4	42	550,000	545,507
Year-to-date 2013	1	2.7	7	18.9	6	16.2	5	13.5	18	48.6	37	780,000	719,913
Year-to-date 2012	2	2.2	46	50.5	32	35.2	8	8.8	3	3.3	91	541,900	560,086
York													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	874,190	947,587
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
June 2013	18	6.6	18	6.6	61	22.5	110	40.6	64	23.6	271	698,990	746,902
June 2012	47	15.6	59	19.6	46	15.3	118	39.2	31	10.3	301	648,990	640,713
Year-to-date 2013	94	6.4	101	6.9	358	24.5	633	43.3	277	18.9	1,463	685,990	732,895
Year-to-date 2012	296	13.4	532	24.0	528	23.8	571	25.8	287	13.0	2,214	590,495	643,483
Aurora													
June 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
June 2012	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	2	10.0	3	15.0	2	10.0	13	65.0	20	854,990	943,496
Year-to-date 2012	1	5.3	2	10.5	1	5.3	4	21.1	11	57.9	19	985,000	1,143,782
East Gwillimbury													
June 2013	5	55.6	2	22.2	0	0.0	1	11.1	1	11.1	9	--	--
June 2012	9	90.0	1	10.0	0	0.0	0	0.0	0	0.0	10	432,990	422,690
Year-to-date 2013	25	75.8	5	15.2	0	0.0	2	6.1	1	3.0	33	439,990	469,505
Year-to-date 2012	30	81.1	7	18.9	0	0.0	0	0.0	0	0.0	37	439,990	434,123
Georgina Township													
June 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
June 2012	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	371,490	368,590
Year-to-date 2013	36	72.0	4	8.0	3	6.0	3	6.0	4	8.0	50	359,990	477,689
Year-to-date 2012	62	87.3	4	5.6	0	0.0	0	0.0	5	7.0	71	354,990	430,328
King Township													
June 2013	0	0.0	0	0.0	0	0.0	23	44.2	29	55.8	52	809,990	830,048
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	1	0.7	78	51.3	73	48.0	152	788,990	852,070
Year-to-date 2012	0	0.0	0	0.0	0	0.0	11	47.8	12	52.2	23	849,990	870,860
Markham													
June 2013	1	1.4	1	1.4	19	27.5	34	49.3	14	20.3	69	705,000	791,153
June 2012	15	19.2	38	48.7	11	14.1	8	10.3	6	7.7	78	509,990	573,236
Year-to-date 2013	5	1.3	27	7.0	129	33.2	164	42.3	63	16.2	388	673,995	710,115
Year-to-date 2012	132	16.8	328	41.7	231	29.4	68	8.6	28	3.6	787	529,990	554,405
Newmarket													
June 2013	8	38.1	5	23.8	6	28.6	2	9.5	0	0.0	21	529,900	513,320
June 2012	2	7.7	11	42.3	8	30.8	5	19.2	0	0.0	26	549,945	553,856
Year-to-date 2013	18	19.6	7	7.6	24	26.1	43	46.7	0	0.0	92	644,900	607,014
Year-to-date 2012	26	21.5	43	35.5	32	26.4	20	16.5	0	0.0	121	546,900	544,228
Richmond Hill													
June 2013	0	0.0	1	7.1	0	0.0	9	64.3	4	28.6	14	761,995	853,340
June 2012	1	1.6	1	1.6	18	29.0	33	53.2	9	14.5	62	701,900	720,823
Year-to-date 2013	0	0.0	2	2.5	4	5.0	35	43.8	39	48.8	80	793,450	943,408
Year-to-date 2012	1	0.3	26	8.4	116	37.7	112	36.4	53	17.2	308	654,990	732,349
Vaughan													
June 2013	0	0.0	0	0.0	5	11.6	24	55.8	14	32.6	43	745,990	853,433
June 2012	0	0.0	2	2.1	9	9.6	68	72.3	15	16.0	94	753,490	749,825
Year-to-date 2013	1	0.3	0	0.0	23	6.8	238	70.6	75	22.3	337	736,990	846,882
Year-to-date 2012	5	0.8	15	2.4	94	15.1	351	56.4	157	25.2	622	729,990	767,757
Whitchurch-Stouffville													
June 2013	0	0.0	8	14.3	31	55.4	17	30.4	0	0.0	56	598,945	613,400
June 2012	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	9	2.9	54	17.4	171	55.0	68	21.9	9	2.9	311	594,900	618,072
Year-to-date 2012	39	17.3	107	47.3	54	23.9	5	2.2	21	9.3	226	499,900	579,721

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
June 2013	67	19.4	97	28.0	80	23.1	57	16.5	45	13.0	346	567,990	627,467
June 2012	39	15.2	69	27.0	71	27.7	52	20.3	25	9.8	256	570,490	598,702
Year-to-date 2013	272	16.1	528	31.2	427	25.2	343	20.2	124	7.3	1,694	560,900	603,055
Year-to-date 2012	255	17.8	396	27.6	376	26.2	305	21.2	104	7.2	1,436	561,900	588,112
Brampton													
June 2013	64	21.3	97	32.3	78	26.0	53	17.7	8	2.7	300	524,445	555,873
June 2012	36	19.5	52	28.1	46	24.9	37	20.0	14	7.6	185	561,900	580,045
Year-to-date 2013	260	18.1	483	33.7	359	25.1	292	20.4	39	2.7	1,433	541,990	566,378
Year-to-date 2012	249	20.3	364	29.7	289	23.6	272	22.2	52	4.2	1,226	550,945	562,627
Caledon													
June 2013	3	37.5	0	0.0	2	25.0	3	37.5	0	0.0	8	--	--
June 2012	3	5.0	17	28.3	25	41.7	13	21.7	2	3.3	60	592,445	584,158
Year-to-date 2013	12	7.2	40	24.1	61	36.7	42	25.3	11	6.6	166	602,900	614,485
Year-to-date 2012	6	4.6	31	23.7	58	44.3	31	23.7	5	3.8	131	599,990	640,392
Mississauga													
June 2013	0	0.0	0	0.0	0	0.0	1	2.6	37	97.4	38	1,150,000	1,203,621
June 2012	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	950,000	991,809
Year-to-date 2013	0	0.0	5	5.3	7	7.4	9	9.5	74	77.9	95	950,000	1,136,327
Year-to-date 2012	0	0.0	1	1.3	29	36.7	2	2.5	47	59.5	79	850,000	896,927
Halton Region													
June 2013	3	3.4	13	14.8	37	42.0	10	11.4	25	28.4	88	595,000	994,647
June 2012	92	41.4	86	38.7	31	14.0	2	0.9	11	5.0	222	470,900	505,421
Year-to-date 2013	202	34.8	142	24.5	97	16.7	33	5.7	106	18.3	580	490,900	731,029
Year-to-date 2012	237	27.1	296	33.8	160	18.3	51	5.8	132	15.1	876	520,000	678,700
Burlington													
June 2013	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
June 2012	0	0.0	17	48.6	12	34.3	1	2.9	5	14.3	35	550,000	608,281
Year-to-date 2013	0	0.0	1	2.3	22	51.2	3	7.0	17	39.5	43	630,000	1,057,046
Year-to-date 2012	15	8.7	96	55.5	44	25.4	2	1.2	16	9.2	173	523,990	632,460
Halton Hills													
June 2013	2	6.7	7	23.3	8	26.7	7	23.3	6	20.0	30	620,900	669,977
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	2	2.7	13	17.8	26	35.6	19	26.0	13	17.8	73	629,000	698,808
Year-to-date 2012	0	0.0	0	0.0	2	11.1	5	27.8	11	61.1	18	850,000	884,844
Milton													
June 2013	1	8.3	6	50.0	5	41.7	0	0.0	0	0.0	12	530,400	535,483
June 2012	92	50.5	67	36.8	19	10.4	0	0.0	4	2.2	182	449,900	478,020
Year-to-date 2013	200	54.8	127	34.8	17	4.7	5	1.4	16	4.4	365	435,000	474,217
Year-to-date 2012	219	44.2	175	35.3	94	19.0	4	0.8	4	0.8	496	465,900	486,690
Oakville													
June 2013	0	0.0	0	0.0	19	48.7	1	2.6	19	48.7	39	699,900	1,450,895
June 2012	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	1	1.0	32	32.3	6	6.1	60	60.6	99	1,400,000	1,560,018
Year-to-date 2012	3	1.6	25	13.2	20	10.6	40	21.2	101	53.4	189	809,000	1,205,293

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
June 2013	56	53.8	27	26.0	6	5.8	11	10.6	4	3.8	104	417,995	468,073
June 2012	143	61.9	56	24.2	20	8.7	8	3.5	4	1.7	231	399,990	425,151
Year-to-date 2013	310	41.6	167	22.4	113	15.2	110	14.8	45	6.0	745	486,990	515,468
Year-to-date 2012	527	52.2	238	23.6	151	15.0	60	5.9	33	3.3	1,009	441,990	459,906
Ajax													
June 2013	0	0.0	5	38.5	4	30.8	4	30.8	0	0.0	13	610,000	594,369
June 2012	37	84.1	7	15.9	0	0.0	0	0.0	0	0.0	44	335,990	366,465
Year-to-date 2013	6	4.0	51	34.0	61	40.7	31	20.7	1	0.7	150	581,650	574,994
Year-to-date 2012	62	35.4	35	20.0	38	21.7	32	18.3	8	4.6	175	521,900	521,181
Brock													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
June 2013	30	78.9	6	15.8	0	0.0	1	2.6	1	2.6	38	323,490	403,492
June 2012	51	77.3	13	19.7	1	1.5	1	1.5	0	0.0	66	351,945	373,516
Year-to-date 2013	146	79.8	24	13.1	4	2.2	4	2.2	5	2.7	183	345,000	390,930
Year-to-date 2012	176	79.6	34	15.4	6	2.7	3	1.4	2	0.9	221	351,900	373,921
Oshawa													
June 2013	14	73.7	4	21.1	0	0.0	1	5.3	0	0.0	19	377,990	405,689
June 2012	15	78.9	4	21.1	0	0.0	0	0.0	0	0.0	19	369,990	375,398
Year-to-date 2013	105	65.6	37	23.1	11	6.9	7	4.4	0	0.0	160	407,303	431,769
Year-to-date 2012	110	77.5	30	21.1	1	0.7	0	0.0	1	0.7	142	365,990	375,365
Pickering													
June 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
June 2012	15	30.6	17	34.7	14	28.6	3	6.1	0	0.0	49	513,330	510,666
Year-to-date 2013	11	9.4	10	8.5	16	13.7	53	45.3	27	23.1	117	703,300	706,916
Year-to-date 2012	56	24.7	76	33.5	73	32.2	8	3.5	14	6.2	227	529,990	548,899
Scugog													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	8.3	0	0.0	1	8.3	4	33.3	6	50.0	12	930,080	915,534
Year-to-date 2012	4	30.8	4	30.8	1	7.7	3	23.1	1	7.7	13	518,500	544,844
Whitby													
June 2013	12	40.0	12	40.0	2	6.7	2	6.7	2	6.7	30	474,490	497,567
June 2012	25	47.2	15	28.3	5	9.4	4	7.5	4	7.5	53	458,990	476,947
Year-to-date 2013	41	33.3	45	36.6	20	16.3	11	8.9	6	4.9	123	494,990	515,902
Year-to-date 2012	119	51.5	59	25.5	32	13.9	14	6.1	7	3.0	231	443,900	455,485

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
June 2013	25	89.3	2	7.1	1	3.6	0	0.0	0	0.0	28	391,900	394,180
June 2012	69	87.3	8	10.1	0	0.0	1	1.3	1	1.3	79	419,990	423,044
Year-to-date 2013	290	93.9	12	3.9	2	0.6	0	0.0	5	1.6	309	389,900	387,369
Year-to-date 2012	326	85.3	48	12.6	1	0.3	5	1.3	2	0.5	382	394,990	392,702
Bradford West Gwillimbury													
June 2013	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	395,990	396,823
June 2012	50	87.7	6	10.5	0	0.0	1	1.8	0	0.0	57	424,990	426,737
Year-to-date 2013	149	94.9	6	3.8	0	0.0	0	0.0	2	1.3	157	398,990	400,132
Year-to-date 2012	161	78.9	42	20.6	0	0.0	1	0.5	0	0.0	204	424,990	430,601
Town of Mono													
June 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
June 2012	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2013	11	61.1	2	11.1	2	11.1	0	0.0	3	16.7	18	434,400	516,044
Year-to-date 2012	10	66.7	1	6.7	0	0.0	2	13.3	2	13.3	15	417,400	499,287
New Tecumseth													
June 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
June 2012	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	91	100.0	0	0.0	0	0.0	0	0.0	0	0.0	91	334,990	339,847
Year-to-date 2012	135	100.0	0	0.0	0	0.0	0	0.0	0	0.0	135	305,990	315,331
Orangeville													
June 2013	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
June 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	425,900	413,173
Year-to-date 2013	39	90.7	4	9.3	0	0.0	0	0.0	0	0.0	43	381,900	387,469
Year-to-date 2012	20	71.4	5	17.9	1	3.6	2	7.1	0	0.0	28	405,400	432,525
Toronto CMA													
June 2013	113	13.6	136	16.4	178	21.4	189	22.8	214	25.8	830	639,445	813,808
June 2012	301	30.2	245	24.6	169	17.0	183	18.4	99	9.9	997	521,990	590,819
Year-to-date 2013	878	18.7	850	18.1	946	20.1	1,125	23.9	903	19.2	4,702	607,450	727,239
Year-to-date 2012	1,227	22.1	1,359	24.5	1,179	21.2	1,008	18.2	777	14.0	5,550	561,990	642,323
Oshawa CMA													
June 2013	56	64.4	22	25.3	2	2.3	4	4.6	3	3.4	87	369,990	436,411
June 2012	91	65.9	32	23.2	6	4.3	5	3.6	4	2.9	138	370,945	413,499
Year-to-date 2013	292	62.7	106	22.7	35	7.5	22	4.7	11	2.4	466	399,990	437,938
Year-to-date 2012	405	68.2	123	20.7	39	6.6	17	2.9	10	1.7	594	371,945	405,985
Greater Toronto Area													
June 2013	144	16.1	156	17.4	184	20.5	195	21.8	217	24.2	896	615,445	788,851
June 2012	323	29.6	286	26.2	187	17.1	188	17.2	107	9.8	1,091	520,000	581,099
Year-to-date 2013	880	18.0	945	19.3	1,001	20.4	1,150	23.5	926	18.9	4,902	604,900	724,054
Year-to-date 2012	1,321	22.3	1,530	25.8	1,261	21.2	1,022	17.2	801	13.5	5,935	557,990	634,448

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2013

Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,736,644	956,088	81.6	1,541,649	1,094,159	40.9
Toronto	2,651,962	--	n/a	1,974,129	1,759,441	12.2
East York	--	--	n/a	1,175,000	1,316,472	-10.7
Etobicoke	1,280,724	--	n/a	1,482,446	1,193,281	24.2
North York	1,981,541	1,334,142	48.5	1,706,125	1,125,625	51.6
Scarborough	--	545,507	n/a	719,913	560,086	28.5
York	--	--	n/a	947,587	--	n/a
York Region	746,902	640,713	16.6	732,895	643,483	13.9
Aurora	--	--	n/a	943,496	1,143,782	-17.5
East Gwillimbury	--	422,690	n/a	469,505	434,123	8.2
Georgina Township	--	368,590	n/a	477,689	430,328	11.0
King Township	830,048	--	n/a	852,070	870,860	-2.2
Markham	791,153	573,236	38.0	710,115	554,405	28.1
Newmarket	513,320	553,856	-7.3	607,014	544,228	11.5
Richmond Hill	853,340	720,823	18.4	943,408	732,349	28.8
Vaughan	853,433	749,825	13.8	846,882	767,757	10.3
Whitchurch-Stouffville	613,400	--	n/a	618,072	579,721	6.6
Peel Region	627,467	598,702	4.8	603,055	588,112	2.5
Brampton	555,873	580,045	-4.2	566,378	562,627	0.7
Caledon	--	584,158	n/a	614,485	640,392	-4.0
Mississauga	1,203,621	991,809	21.4	1,136,327	896,927	26.7
Halton Region	994,647	505,421	96.8	731,029	678,700	7.7
Burlington	--	608,281	n/a	1,057,046	632,460	67.1
Halton Hills	669,977	--	n/a	698,808	884,844	-21.0
Milton	535,483	478,020	12.0	474,217	486,690	-2.6
Oakville	1,450,895	--	n/a	1,560,018	1,205,293	29.4
Durham Region	468,073	425,151	10.1	515,468	459,906	12.1
Ajax	594,369	366,465	62.2	574,994	521,181	10.3
Brock	--	--	n/a	--	--	n/a
Clarington	403,492	373,516	8.0	390,930	373,921	4.5
Oshawa	405,689	375,398	8.1	431,769	375,365	15.0
Pickering	--	510,666	n/a	706,916	548,899	28.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	915,534	544,844	68.0
Whitby	497,567	476,947	4.3	515,902	455,485	13.3
Remainder of Toronto CMA	394,180	423,044	-6.8	387,369	392,702	-1.4
Bradford West Gwillimbury	396,823	426,737	-7.0	400,132	430,601	-7.1
Town of Mono	--	--	n/a	516,044	499,287	3.4
New Tecumseth	--	--	n/a	339,847	315,331	7.8
Orangeville	--	413,173	n/a	387,469	432,525	-10.4
Toronto CMA	813,808	590,819	37.7	727,239	642,323	13.2
Oshawa CMA	436,411	413,499	5.5	437,938	405,985	7.9
Greater Toronto Area (GTA)	788,851	581,099	35.8	724,054	634,448	14.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
June 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	501,152
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	506,261
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,578
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	516,311
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	515,930
	June	9,061	-3.8	7,301	15,564	13,397	54.5	531,374	4.5	523,620
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	YTD 2012	51,911	5.5		90,939			506,474	8.3	
	YTD 2013	46,953	-9.6		89,454			523,671	3.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa June 2013										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	882	1,073	1,237	71.3	316,394	4.7	323,877
	February	809	24.1	900	1,327	1,351	66.6	323,592	7.1	325,084
	March	1,128	15.0	911	1,722	1,327	68.6	327,630	8.6	328,716
	April	1,167	23.0	885	1,655	1,252	70.7	337,401	5.1	329,434
	May	1,183	13.8	881	1,749	1,309	67.3	339,086	7.3	332,691
	June	1,051	0.5	838	1,509	1,289	65.0	339,032	5.0	330,428
	July	925	9.0	865	1,306	1,367	63.3	334,783	3.0	328,243
	August	854	11.8	890	1,208	1,278	69.7	335,783	8.0	338,013
	September	729	-12.5	768	1,335	1,235	62.2	334,870	5.1	336,119
	October	797	5.0	855	1,140	1,253	68.3	335,818	5.7	335,637
	November	699	-4.8	823	909	1,202	68.5	335,697	6.8	341,063
	December	390	-20.7	698	416	1,101	63.4	324,743	4.7	336,509
2013	January	488	-12.2	771	989	1,156	66.7	331,514	4.8	339,107
	February	716	-11.5	797	1,072	1,089	73.2	348,474	7.7	349,981
	March	899	-20.3	723	1,412	1,088	66.5	346,697	5.8	347,707
	April	1,145	-1.9	866	1,682	1,268	68.3	353,291	4.7	344,386
	May	1,122	-5.2	838	1,837	1,370	61.2	354,968	4.7	348,369
	June	1,028	-2.2	827	1,402	1,201	68.9	358,692	5.8	349,602
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	3,401	12.1		4,913			338,491	5.8	
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	YTD 2012	5,894	13.9		9,035			332,283	6.3	
	YTD 2013	5,398	-8.4		8,394			350,963	5.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
June 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14		123.4	3,129	7.8	68.4	927
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
June 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14		123.4	198.4	7.2	68.1	956
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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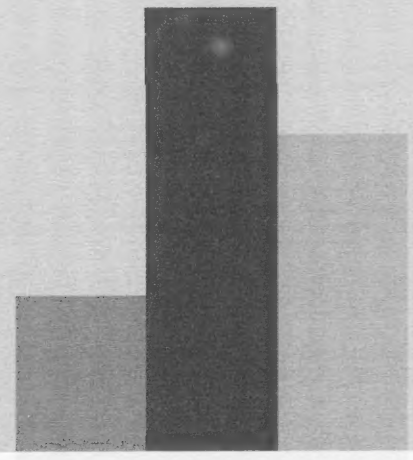

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- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
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